

152.0

0007

0022.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

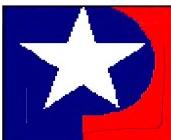
956,500 / 956,500

USE VALUE:

956,500 / 956,500

ASSESSED:

956,500 / 956,500


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
68		CEDAR AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WALLACE JAMIE A	
Owner 2: FESSENDEN FRANKLIN W JR	
Owner 3:	
Street 1: 68 CEDAR AVENUE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: N

Postal: 02476	Type:
---------------	-------

PREVIOUS OWNER	
Owner 1: SMITH CURTIS L III/ETAL -	
Owner 2: DENNY KAYE -	
Street 1: 68 CEDAR AVENUE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

Postal: 02476	
---------------	--

NARRATIVE DESCRIPTION	
This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 1910 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Influ	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class %
	Spec Land %
	J Code Fact
	Use Value Notes

101	One Family	6045	Sq. Ft.	Site	0	80.	0.99 9														

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6045.000	475,400		481,100	956,500		101071
Total Card	0.139	475,400		481,100	956,500	Entered Lot Size	GIS Ref
Total Parcel	0.139	475,400		481,100	956,500	Total Land:	GIS Ref
Source: Market Adj Cost			Total Value per SQ unit /Card: 500.79	/Parcel: 500.79		Land Unit Type:	Insp Date
							02/03/18

PREVIOUS ASSESSMENT							Parcel ID	152.0-0007-0022.0		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	475,400	0	6,045.	481,100	956,500		Year end	12/23/2021
2021	101	FV	379,800	0	6,045.	481,100	860,900		Year End Roll	12/10/2020
2020	101	FV	379,800	0	6,045.	481,100	860,900		Year End Roll	12/18/2019
2019	101	FV	286,600	0	6,045.	451,000	737,600		Year End Roll	1/3/2019
2018	101	FV	286,600	0	6,045.	372,800	659,400		Year End Roll	12/20/2017
2017	101	FV	286,600	0	6,045.	342,800	629,400		Year End Roll	1/3/2017
2016	101	FV	286,600	0	6,045.	312,700	599,300		Year End	1/4/2016
2015	101	FV	272,100	0	6,045.	306,700	578,800		Year End Roll	12/11/2014

SALES INFORMATION							TAX DISTRICT			PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
SMITH CURTIS L	46576-479		11/30/2005		572,000	No	No				
EMERY EDWARD/ET	26795-237		11/1/1996		249,000	No	No	Y			

BUILDING PERMITS											ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name				
12/6/2020	1589	Redo Bat	10,000	C					2/3/2018	Inspected	BS	Barbara S				
9/22/2020	1144	Addition	180,000	O					1/20/2018	MEAS INT REF	HS	Hanne S				
6/6/2018	743	Re-Roof	6,900	C					12/11/2014	Measured	PC	PHIL C				
4/14/2015	331	Manual	1,125		4/14/2015			Air sealing and in	11/13/2008	Meas/Inspect	189	PATRIOT				
7/21/1999	471	Addition	22,000					5X10 ADD-ROOF PORC	3/14/2006	MLS	MM	Mary M				
7/9/1999	405	Manual	8,600					SIDING FRONT/SIDE	8/24/2001	Permit Visit	PM	Peter M				
									11/19/1999	Meas/Inspect	270	PATRIOT				
									1/1/1982		GP					

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
-------	--------------------------------	---	---	---

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 15 - Old Style	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath: 1	Rating:	PDA.				18	11	13	14						
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %	3/4 Bath: 1	Rating: Good	A 3QBth: 1	Rating:	1/2 Bath: 1	Rating: Good	A HBth: 1	Rating: Very Good	OthrFix: 1	Rating: Good	WDK	4						
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BEIGE	View / Desir:	Kits: 1	Rating: Very Good	A Kits: 1	Rating:	Fpl: 1	Rating: Good	WSFlue: 1	Rating:	OTHER FEATURES	RESIDENTIAL GRID								
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>				1st Res Grid   Desc: Line 1   # Units 1													
Grade: C+ - Average (+)	Year Blt: 1930	Eff Yr Blt:	Alt LUC:	Total Units:	Level: FY LR DR D K FR RR BR FB HB L O	Other:	Upper:	Lvl 2	Lvl 1	Lower:	Totals RMS: 7 BRs: 3 Baths: 1 HB: 1	14	14	2	14						
Jurisdct: G22	Fact: .	Const Mod:	Lump Sum Adj:	Floor:	% Own:	Name:	REMODELING	RES BREAKDOWN				FFL	10	2	FFL	1					
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Exterior:	No Unit	RMS	BRS	FL	BMT	8	WDK	4					
Avg Ht/FL: STD	Prim Int Wal 6 - Average	Sec Int Wall: %	Partition: T - Typical	Phys Cond: GV - Good-VG	10. %	Functional: %	Interior:	1	7	3	Additions: 1999	SFL	16	FFL	14						
Prim Floors: 3 - Hardwood	Sec Floors: %	Bsmnt Flr: 12 - Concrete	Subfloor:	Economic: %	Special: %	Override: %	Kitchen:	Totals				FFL	18	WDK	FFL	1					
Insulation: 3 - Typical	Bsmnt Gar: 1	Electric: 3 - Typical	Int vs Ext: S	Total: 10.8 %	Plumbing:	Electric:	Baths:	1	7	3	General:	BMT	16	FFL	4						
Heat Fuel: 2 - Gas	Heat Type: 5 - Steam	# Heat Sys: 1	% Heated: 100	Adj \$ / SQ: 178.490	Other Features: 124450	Grade Factor: 1.10	NBHD Inf: 1.00000000	WtAv\$/SQ:	AvRate:	Ind.Val	135.00	Net Sketched Area: 2,911	Total: 360,063	<b>SUB AREA</b>	<b>SUB AREA DETAIL</b>						
Solar HW: NO	% Com Wal	% AC: % Sprinkled	%	NBHD Mod:	LUC Factor: 1.00	Juris. Factor: 1.00	Before Depr: 196.34	Size Ad:	1688	Gross Area	152.0-0007-0022.0	Size Ad	1688	Gross Area	2911	FinArea	1910				
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:	<b>PARCEL ID</b>				<b>IMAGE</b>								
<b>SPEC FEATURES/YARD ITEMS</b>																<b>AssessPro Patriot Properties, Inc</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N	Total Yard Items:	Total Special Features:										Total:									